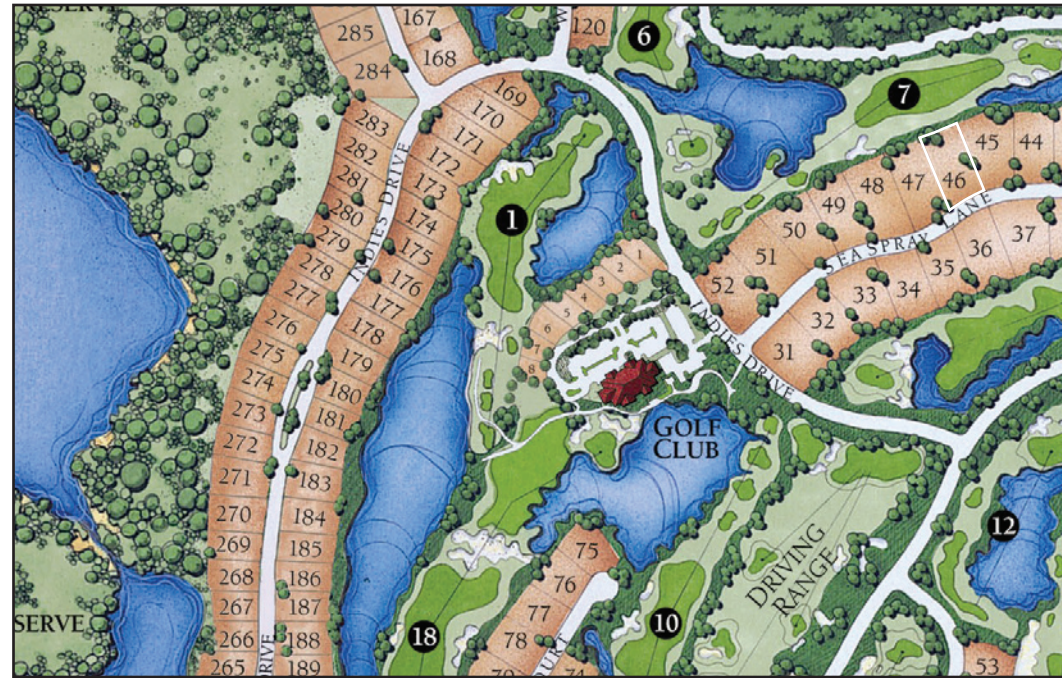


161 SEASPRAY LANE
HOMESITE #46



Spectacular Golf Estate

This exquisite 3 bedroom plus library & wine room, 4 bath residence enjoys sweeping views of the 7th Fairway and Green from the nearly ¾-acre homesite. Features of this two-story golf estate include marble floors in living areas, custom dome ceiling in foyer, 24' soaring, dramatic ceilings in living room with gas fireplace and handcrafted built-ins, and a gourmet kitchen with SubZero and Thermador appliances, granite surfaces, and hearth-style custom cabinetry. The equally magnificent outdoor pavilion overlooks the custom pool and spa luxuriously surrounded in lush tropical landscaping.



ORCHID ISLAND
REALTY, INC.

ONE BEACHSIDE DRIVE, TOWN OF ORCHID, VERO BEACH, FLORIDA 32963

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www.orchidislandrealty.com

Prices and features subject to change without notice. Offer void where prohibited by law. Broker cooperation welcomed.
These drawings are conceptual only and are for the convenience of reference. They should not be relied upon as representation, express or implied, of final detail.
The developer expressly reserves the right to make modifications, revisions and changes which it deems desirable in its sole and absolute discretion.

161 SEASPRAY LANE
HOMESITE #46



ORCHID ISLAND
REALTY, INC.

Palm Coast Development of Vero Beach, Inc.

161 SEASPRAY LANE
HOMESITE #46

INTERIOR FEATURES

- 12' ceilings in main living areas; 10'-12' in secondary rooms, 24' in living room, custom dome ceiling in foyer
- Granite countertops in wet bar
- Custom cabinets with raised panel doors in guest baths
- Slab Saturnia vanity tops and Kohler sinks in baths
- Marble floors in the following areas: entry, foyer, kitchen, breakfast room, living room, dining room, family room and hallways, laundry room, wine room, evening room, all bathrooms
- Brazilian walnut Ipe flooring in master bedroom dressing areas and upstairs evening room and upstairs den/office
- Handcrafted built-in and mantel in living room
- Handcrafted built-in media center for family room
- Handcrafted cherry cabinetry in wine room
- Berber carpet over 8 lb. 7/16" rebond pad
- 4 5/8" casing and 10" base throughout
- Double crown molding in all rooms
- Emtek "egg shape" oil-rubbed, bronzed finish handle sets and deadbolts on front doors
- Raised panel solid core 8' interior doors 1 3/4" thick
- Wood window sills wrapped with 4 5/8" casing and wood window returns; ceramic tile sill in tub/shower wet areas
- Closet systems throughout
- Isokern fireplace
- Security System
- Central vacuum system
- Kohler plumbing fixtures and tubs and Toto elongated water closets
- Sigma faucets in all baths with furniture piece vanity in powder room
- Utility room with laundry sink in base cabinet, chrome faucet and granite countertop with full tile backsplash
- Eight ceiling fans
- Bosch washer and dryer

KITCHEN FEATURES

- Hearth style custom cabinetry
- Granite countertops in standard color and edge
- Kohler sink with Rohl bridged faucet
- Professional appliances include: Thermador double-oven combination, Thermador stainless steel professional series gas cooktop with custom hood; Fisher-Paykel dish drawers; .5 horsepower disposal, SubZero 700 Series built-in refrigerator

MASTER BATH

- Jetted tub with Sigma faucet
- Slab Saturnia vanity top with Kohler sinks/faucets
- Custom cabinets with raised panel doors
- Marble shower enclosure with frameless glass door

ENERGY FEATURES

- Insulation: R-30 batts in ceiling, R-19 batts in 2 x 8 framed ceiling
- Recirculating electric water heater
- Minimum of 15-SEER heat pump/air conditioning system
- Air conditioning supplies in all walk-in closets
- Insulated airtight recessed light fixtures

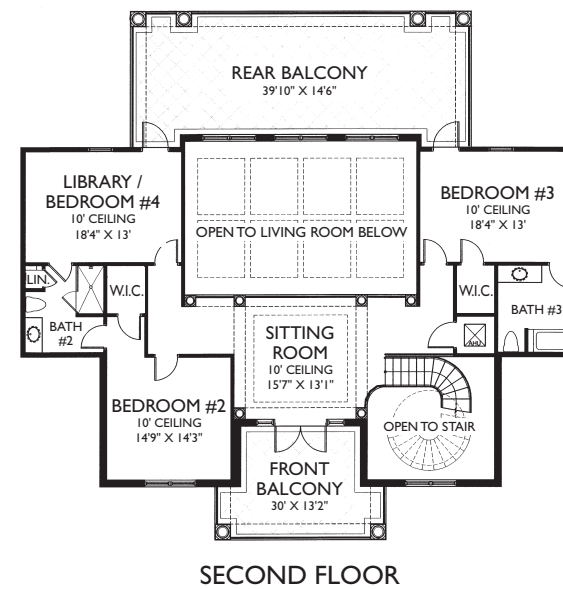
ELECTRICAL FEATURES

- Minimum of 300 AMP electrical service
- Copper wiring from electrical panel
- Pre-wire for TVs in leisure room, kitchen, all bedrooms, den and lanai
- Pre-wire for telephones in leisure room, kitchen, all bedrooms, den and lanai
- Leviton "Decora" rocker switches and slide dimmers in white or ivory

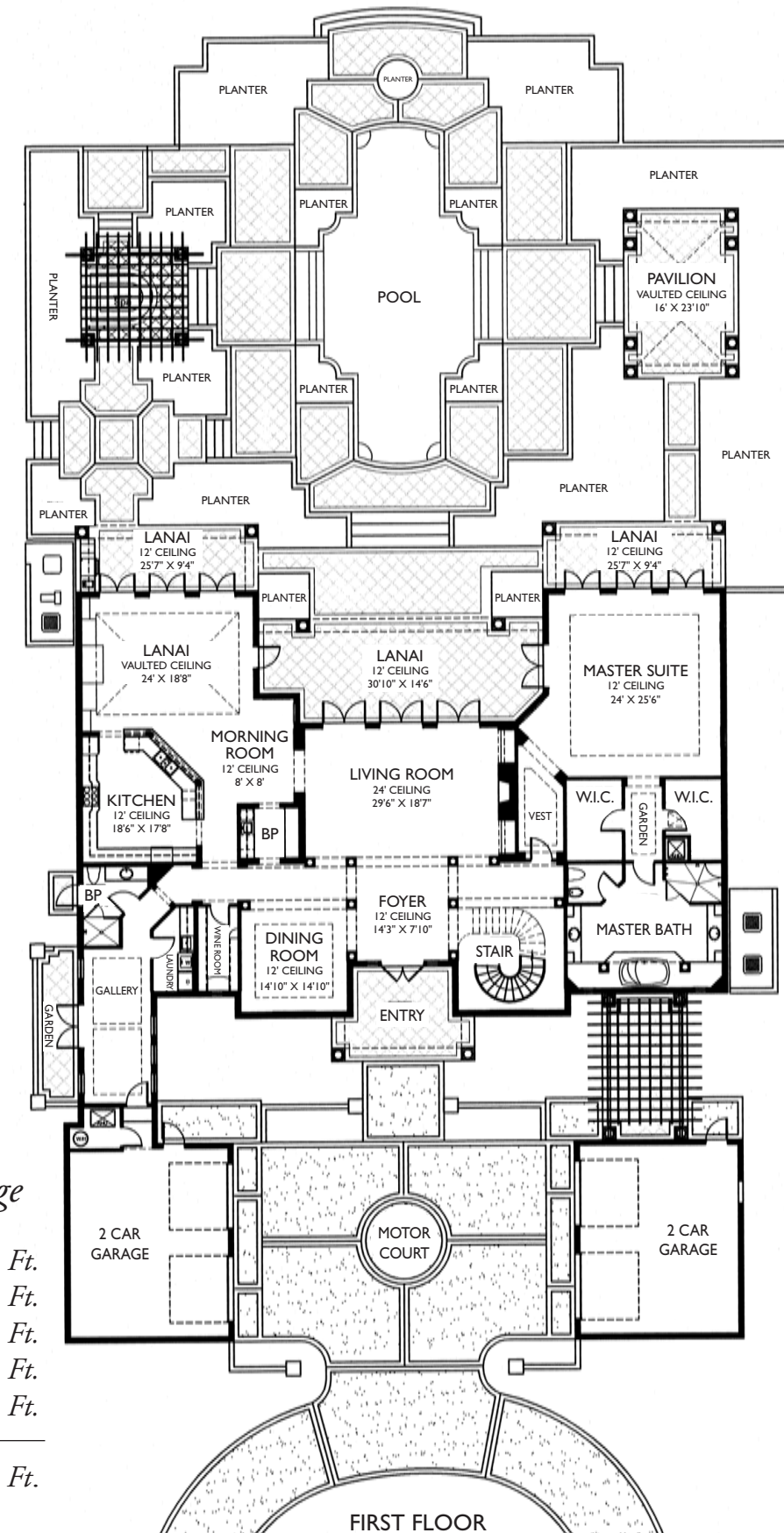
EXTERIOR FEATURES

- Custom heated pool with detached spa
- Orchid Island specifications for landscape, sod and irrigation
- Exterior weatherproof outlets
- Flat cement tile roof with foam-on application and copper flashing
- Covered lanai with paver decking and tongue & groove cypress ceiling
- 2 x 8 cedar fascia
- Thermopane Legacy windows by Weathershield
- Garage with painted walls, stained floor and fluorescent lighting
- Garage door opener with two controls
- Attic staircase in garage
- Five exterior hose connections
- Full hurricane protection for all openings
- Outdoor kitchen with sink, DCS barbeque
- Wired for generator transfer switch

Specifications are subject to change without notice with substitutions of equal or better materials.



SECOND FLOOR



FIRST FLOOR

161 Seaspray Lane
HOMESITE #46
3 Bedrooms Plus Library &
Wine Room, 4 Baths, 4-Car Garage

Air Conditioned Living Area	6,230 Sq. Ft.
Entry	221 Sq. Ft.
Lanai	1,024 Sq. Ft.
Open Pavilion	383 Sq. Ft.
Garages	1,371 Sq. Ft.
Total	9,229 Sq. Ft.

Dimensions, features and specifications subject to change without notice.

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All plans and modifications are owned and copyrighted by Palm Coast Development of Vero Beach, Inc.